

Mr Greg Moore
Johnson Property Group
338 Kent Street
SYDNEY NSW 2000



Dear Sir

**Pitt Town Residential Precinct
MP 07_0140 and MP 07_0141
Director General's Requirements – Heritage Response**

Further to our recent discussions we have pleasure in providing this response to the European Heritage component of the Director General's Requirements as part of this project.

Graham Brooks and Associates, Heritage Consultants has been working with Johnson Property Group in relation to the Pitt Town Cultural Landscape since 2002. These lands have included Bligh's Farm, Bona Vista, Fernadell, the village of Pitt Town and the Pitt Town Bottoms floodplain. In that time we have reviewed the Local Environmental Study that provided some background information to the eventual formulation of the Local Environmental Plan, undertaken a detailed and comprehensive historical and heritage assessment of the overall precinct, examined in depth the features of the landscape that needed to be taken forward into a new development framework, consulted closely with your design team to identify areas of heritage sensitivity and to propose design solutions that would mitigate potential heritage impacts, consulted extensively with the NSW Heritage Office, Hawkesbury Council, specially appointed enquiries or working parties, land owners and the Department of Environment and Conservation to formulate appropriate development guidelines for the areas contained in the initial LEP, and carefully examined the heritage features of the land north of Hall Street, commonly known as Blighton.

We can confidently say that in our experience there are few historic cultural landscapes in New South Wales that have been studied in more detail or in a more comprehensive manner and few land development proposals that have benefited from such a detailed contribution of rigorous cultural heritage management practices. We have also coordinated extensive analysis of the Bligh's Farm area by Aboriginal Heritage Consultants, Historical Archaeologists and Cultural Landscape specialists.

We have concluded that the fertile low-lying, flood-prone land along the river's edge, particularly the 1790s land grants, are certainly of State and potentially of national significance for their critical role in providing a much needed food production resource for the infant Colony. Subsequent links with the land development and settlement policies of Gov King and Gov Macquarie indicate that certain aspects of the locality are potentially of State significance, while further development patterns over the next century and beyond have features that are of Local Heritage significance. All of these values have been successfully and responsibly incorporated into the planning and development framework proposed for North Pitt Town.

71 York Street, Level 1
Sydney 2000 Australia
Tel: 61 2 9299 8600
Fax: 61 2 9299 8711
gbamain@gbaheritage.com
www.gbaheritage.com

Graham Brooks and
Associates Pty Ltd
Incorporated in NSW
ACN 073 802 730
ABN 56 073 802 730
Nominated Architect Graham Leslie Brooks
NSW Architects Registration 3836

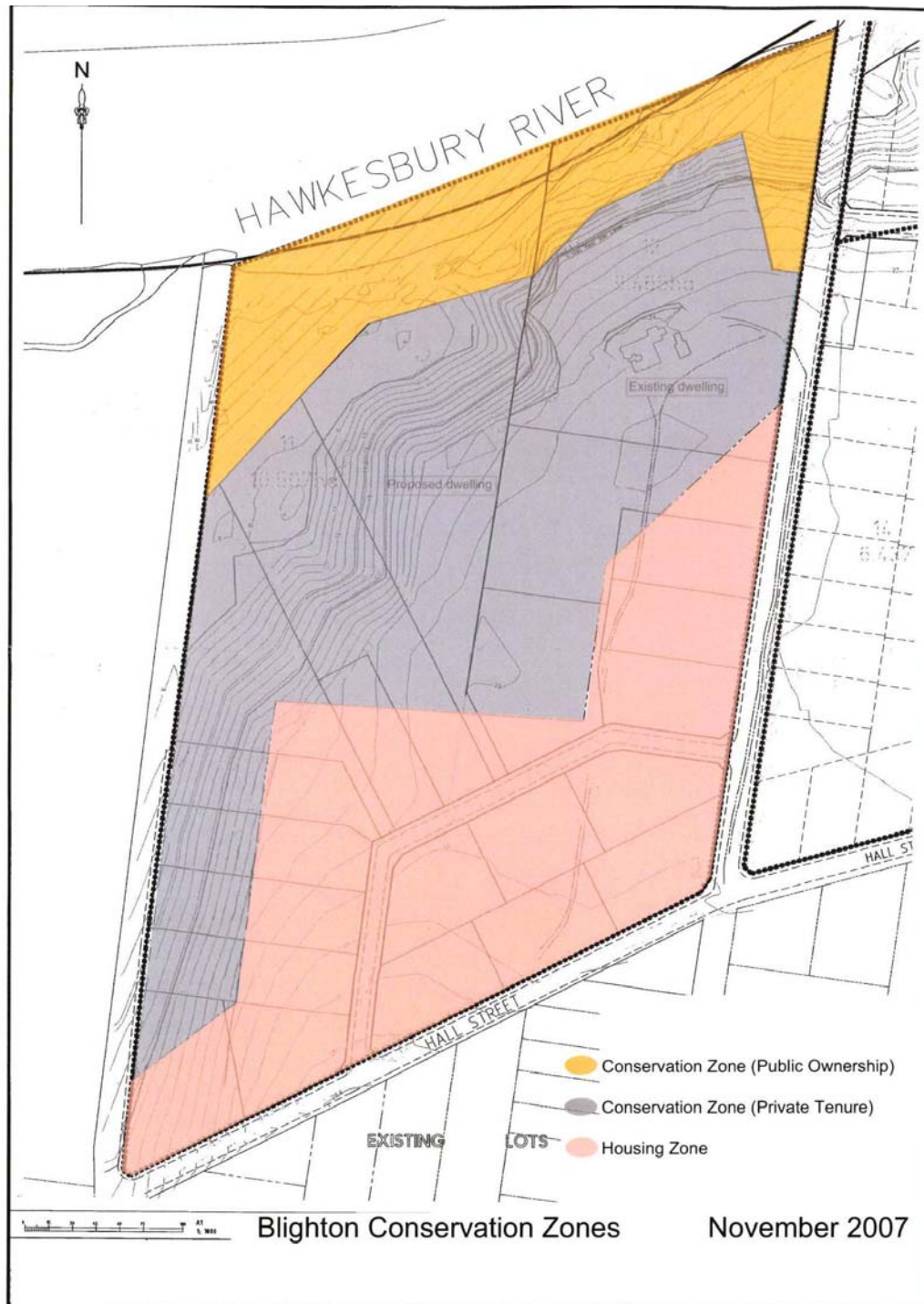
Key documents produced during these various studies included:

- *Pitt Town LES Review, Cultural Heritage Component.* October 2002
- *Pitt Town LES Review, Heritage Issues.* Pitt Town LES Review Committee. November 2002
- *“Bona Vista” Property, Review of Draft State Heritage Register Nomination.* August 2003
- *Objection, Nomination to National Heritage List, Pitt Town District Cultural Precinct.* May 2005
- *Draft Pitt Town Development Control Plan.* June 2005
- *Blighton Conservation Management Strategy for Lots 11, 12 14 and 15, North of Hall Street, Pitt Town, NSW.* December 2005

Our most recent involvement examined the proposed subdivision of Lots 11 and 12, being the land north of Hall Street and west of the alignment of Hawkesbury Street, to develop not only the lot layout but a detailed Conservation Strategy to protect important aspects of the land as identified in the detailed, multi-disciplinary consultant studies.

The primary planning and conservation concepts developed to protect the European heritage significance of the historic landscape north of Pitt Town included:

- Maintenance of the historic land grant boundaries that are now illustrated by the alignments of major roads across the elevated flat landscape of Fernadell and Bona Vista
- Creation of a large open space between Bona Vista homestead and Johnston Street
- Creation of large road reserves to protect the open space character to the east and south of Bona Vista house
- Conservation of Bona Vista house, together with its collection of historic barns and its listing on the NSW State Heritage Register
- Creation of long straight “country” roads across the flat landscape to achieve the sense of open views and long vistas common in rural landscapes
- Reopening of the Hawkesbury Road alignment to extend north from Hall Street
- Provision for a public viewing area over the river valley at the northern end of the extended Hawkesbury Road alignment that reflected the location from where several well known historic landscape paintings were produced in the early 19th century
- Creation of a Conservation Zone across sections of the overall Blighton area of Lots 11 and 12 to reflect and protect identified areas of Aboriginal and Cultural Landscape sensitivity
- Careful design of road and lot layouts across those parts of the Blighton area on Lots 11 and 12 that are closer to Hall Street and therefore of lesser sensitivity
- Retention of the row of trees along the Bathurst Street ridgeline to screen the ridge top development from long distance views across the floodplain



Amended, November 2007 proposal for the Blighton Conservation Zone on Lots 11 and 12

As illustrated on the plan contained on the previous page, the current proposal within Lots 11 and 12 of the so-called Blighton area has been varied from that discussed within the December 2005 *Blighton Conservation Management Strategy for Lots 11, 12 14 and 15, North of Hall Street, Pitt Town, NSW*. Specifically, the proposed internal road alignment and lot configuration have been amended to reflect changes in density across the whole of the North Pitt Town area. As a consequence of this amended lot layout, the proposed Conservation Zone boundary has been amended in two places:

- It has been widened for the strip where it runs parallel to Punt Street on the south western corner of Lot 11, thereby pushing the locations of future houses further back onto the flatter land behind the ridge.
- It has been reduced slightly as it crosses the currently proposed Lots 7, 8, 9, and 11 to permit the location of houses within the southern portions of these lots.
- Lots 10 and 16 retain their previously established capacity for an individual house as outlined in the December 2005 *Conservation Management Strategy*

The second of these two amendments places potential houses within the southern edge of the land identified by the archaeologists as of some European archaeological potential. Any future houses on these lots will require prior clearance of their proposed siting by means of archaeological assessment and management under the archaeological provisions of the NSW Heritage Act.

In addition the internal division between the originally proposed Conservation Zone (Public Ownership) and Conservation Zone (Private Tenure) has been amended to focus the public ownership onto the lower reaches of the river edge land along the northern boundary of Lots 11 and 12. Irrespective of this amendment, the integrity of the overall Conservation Zone and the management guidelines established in the December 2005 document remain intact.

While we have not produced a specific Statement of Heritage Impact related to the current concept plan and rezoning application of the lands north of Pitt Town, we note that the fundamental planning concepts that were developed to protect the cultural landscape have not been altered. The proposed densities have been increased but more through the use of smaller lot sizes rather than any encroachments on the roads, set-backs or open areas.

Accordingly, we are confident that the Heritage Impact assessments and analyses that underpinned the earlier applications remain valid and relevant to the current proposals, and satisfy the current Director General's Requirements.

Yours faithfully
GRAHAM BROOKS AND ASSOCIATES



Graham Brooks
Director
Email grahambrooks@gbaheritage.com